



# Building/Termite/Electrical/ Asbestos/Digital Flooring

Inspection Date: 21 Jan 2020

Property Address:



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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

## Service

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As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property and Timber Pest Report comprising a Property Report and a Timber Pest Report.

“Client” means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Timber Pest Detection Consultant” means person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

This Standard Property and Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

## Terms on which this report was prepared

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### ----- PROPERTY REPORT -----

**PURPOSE OF INSPECTION** The purpose of this inspection is to provide advice to the Client regarding the condition of the Building and Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Structural Damage” means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical

delignification; fungal decay; wood borers; and termites.

“Structure” means the loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Conditions Conducive to Structural Damage” means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Major Defect” means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Secondary Elements” means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Minor Defect” means defect other than a Major Defect.

“Serious Safety Hazard” means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in “Special Conditions or Instructions”, the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iiii) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiii) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.



constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in “Special Conditions or Instructions”, this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) and (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

## LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/ materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for

any reliance placed on this report by any third party.

## EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.



# Special conditions or instructions

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As we perform a VISUAL ELECTRICAL DEFECT STATEMENT INSPECTION.

It is highly recommended that an invasive electrical inspection take place by a qualified electrician as our inspection is Visual ONLY.

Upon any Electrical Installation or repairs a certificate of Electrical safety for prescribed or non-prescribed electrical installation work must be given to the owner of the building.

(Electricity safety act 1998, Electricity safety (Installations) Regulations 2009)

Also

( Asbestos - Suspected ACM Identified on Site. )

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution only. We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos ( ACM ).

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspections and take the samples to give you a comprehensive and definitive inspection report.

## The parties

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Pre inspection agreement supplied: No

Name of Client:

Principal Name:

Property Address:

Client's Email Address:

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Client's Phone Number:

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Consultant: Les Camilleri Ph: 0411807766  
Email: les@masterpropertyinspections.com.au

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Licence / Registration Number: A25361

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Company Name: Master Property Inspections

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Company Address: Victoria

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Company Phone Number: 0411 807766

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# Section A - Results of inspection - summary

This Summary is not the Report. The following Report MUST be read in full in conjunction with this summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

## Property Report - summary

Evidence of Serious Safety Hazards	<b>Found</b>
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Evidence of Major Defects	<b>Found</b>
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Evidence of Minor Defects	<b>Found</b>
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Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

### **HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section G 'Important Notes'.

## Timber Pest Report - summary

Evidence of active (live) termites	<b>Not Found</b>
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Evidence of termite activity (including workings) and/or damage	<b>Found</b>
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Evidence of a possible previous termite management program	<b>Not Found</b>
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Evidence of chemical delignification damage	<b>Not Found</b>
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Evidence of fungal decay activity and/or damage	<b>Not Found</b>
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Evidence of wood borer activity and/or damage	<b>Found</b>
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Evidence of conditions conducive to timber pest attack	<b>Found</b>
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Next inspection to help detect a future termite attack is recommended in

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered:

#### **HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G 'Important Notes'.

## Additional specialist inspections

- As identified in the summary and the defect statements in this report.

## Section B - General

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

### General description of the property

Building Type:	Detached house
Number of Storeys:	Single storey
Smoke detectors:	2 fitted, but not tested IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.
Siting of the building:	Not Applicable
Gradient:	The land is gently sloping
Site drainage:	The site appears to be poorly drained in areas as stated in the report.
Access:	Not Applicable
Main utility services:	Not Applicable
Occupancy status:	Occupied

Furnished:	Fully furnished
Strata or company title properties:	No
Orientation of the property:	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

## Primary method of construction

Main building – floor construction:	Suspended timber framed, Concrete Stumps
Main building – wall construction:	Timber framed, External weatherboards
Main building – roof construction:	Timber framed, Corrugated Sheet Roofing
Other timber building elements:	Architraves, Doors, Skirting, Window frames, Weather Boards
Other building elements:	Garage
Overall standard of construction:	Acceptable
Overall quality of workmanship and materials:	Acceptable
Level of maintenance:	Poorly maintained

## Incomplete construction

The following evidence was noted:

Not Applicable

# Accomodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Totals	0	0	0	0	0	0	0	0	

\* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool

## Section C - Accessibility

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Unless noted in “Special Conditions or Instructions”, the inspection only covered the Readily Accessible Areas of the Building and Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term ‘readily accessible’ also includes:

(a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and

(b) areas at the eaves of accessible roof spaces that are within the consultant’s unobstructed line of sight and within arm’s length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

“Building and Site” means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term “Building and Site” is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder’s debris, vegetation, pavements or earth.

### Areas Inspected

The inspection covered the Readily Accessible Areas of the property

- Building interior
- Building exterior
- Roof space
- Subfloor space
- The site
- Subfloor In Part



## Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Built-in cupboards
- Floor coverings
- Furniture
- Stored articles in cupboards
- Stored articles in wardrobes
- Earth abutting the building
- Landscaping abutting the building
- Vegetation
- Above safe working height.
- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Subfloor due to lack of access

## Undetected defect risk

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

**HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section G 'Important Notes'.

# Section D - Property report

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

## Serious Safety Hazard

### 1.01

Location: Internal Areas

Finding: Asbestos - Suspected ACM Identified On Site.  
Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution ONLY and is ONLY a guide as asbestos inspections are outside the scope of pre-purchase inspection and reports.

We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos ( ACM ).

Areas with the red arrows, have a high potential of containing asbestos ( ACM ). When a red arrow points at a tile for example, the asbestos material may be in the tile, the tile glue and/or the tile backing sheet.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspection and take the samples to the laboratory to give you a comprehensive and definitive inspection report, with laboratory results.





## 1.02

Location: Bathroom

Finding: Window - Binding / Jamming / Out Of Level  
Binding, Jammed, Jamming and/or Out Of Level Windows is evident during standard operation.

Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder and/or re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes of repair, replacement where window hardware or frame may be required, as well as minor repairs and cleaning a carpenter, registered builder, window specialist/ company or general handy person will be required to repair the affected windows.

Windows MUST function as a safety requirement and we HIGHLY RECOMMEND that you engage an appropriate professional as soon as possible to check all windows to the property.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.03

Location: Bedroom 3

Finding: Window - Binding / Jamming / Out Of Level  
Binding, Jammed, Jamming and/or Out Of Level Windows is evident during standard operation.

Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder and/or re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes of repair, replacement where window hardware or frame may be required, as well as minor repairs and cleaning a carpenter, registered builder, window specialist/ company or general handy person will be required to repair the affected windows.

Windows MUST function as a safety requirement and we HIGHLY RECOMMEND that you engage an appropriate professional as soon as possible to check all windows to the property.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.04

Location: Bedroom 1

Finding: Window - Binding / Jamming / Out Of Level  
Binding, Jammed, Jamming and/or Out Of Level Windows is evident during standard operation.

Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder and/or re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes of repair, replacement where window hardware or frame may be required, as well as minor repairs and cleaning a carpenter, registered builder, window specialist/ company or general handy person will be required to repair the affected windows.

Windows MUST function as a safety requirement and we HIGHLY RECOMMEND that you engage an appropriate professional as soon as possible to check all windows to the property.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.05

Location: Bedroom 1

Finding: Window - Handles / Locks / Accessories- Broken

The handle / lock to certain windows was missing / broken at the time of the inspection to many areas of windows.

Absence of the handle / locks limits the operation of the window and may pose as a safety risk as windows do not lock, also window locks not functioning smoothly also poses a safety concern.

Replacement of the handle /locks should be conducted as soon as possible. A general handy person, window manufacturer and/or service technician should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
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## 1.06

Location: Bedroom 2

Finding: Window - Binding / Jamming / Out Of Level  
Binding, Jammed, Jamming and/or Out Of Level Windows is evident during standard operation.

Several windows throughout the property were jammed and difficult to operate at the time of the inspection. Windows provide ventilation to the adjoining area and should be at a fully operational level to ensure user comfort. Restricted function of the window may also pose as a potential safety hazard if required for emergency egress from the building.

Generally, factors such as general age of the building element and a lack of maintenance are the usual causes for this type of defect.

The windows may have several causes, ranging from minor defects as outlined above through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where window binding/jamming/out of level appears to indicate major structural issues, a registered builder and/or re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes of repair, replacement where window hardware or frame may be required, as well as minor repairs and cleaning a carpenter, registered builder, window specialist/ company or general handy person will be required to repair the affected windows.

Windows MUST function as a safety requirement and we HIGHLY RECOMMEND that you engage an appropriate professional as soon as possible to check all windows to the property.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.07

Location: Dining room

Finding: Window - Handles / Locks / Accessories- Broken

The handle / lock to certain windows was missing / broken at the time of the inspection to many areas of windows.

Absence of the handle / locks limits the operation of the window and may pose as a safety risk as windows do not lock, also window locks not functioning smoothly also poses a safety concern.

Replacement of the handle /locks should be conducted as soon as possible. A general handy person, window manufacturer and/or service technician should be appointed to perform these works to improve the operational state of the affected window and improve the safety of the internal area.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.08

Location: Subfloor

Finding: Mould - Present

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector may be warranted where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately and/or taken out, particularly where the mould is in the silicon / caulking.

Where mould is particularly serious cleaning or remediation works should be performed by a cleaning contractor.

It is important to determine the cause of mould not just to get rid of mould.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter, however generally where mould is found in bathrooms benches, shower tile junctions, laundry sinks and all other wet area junctions you can get rid of the mould, once you take out the old caulking in most cases.

Heavy mould on walls, ceilings and under homes, generally will require professionals in this field, like hazardous material company's.

Finally the cause or source of the mould MUST BE TAKEN CARE OF URGENTLY.

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 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
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## 1.09

Location: Electrical - All Areas

Finding: Electrical - Switches / Power Points - Damaged/Faulty

The switches / power points in areas were found to be damaged or faulty at the time of inspection. This occurs generally when the building materials have either aged and decayed or as a result of impact damage (accidental or deliberate).

Repair and/or replacement of the switches/power points is advised to ensure the fixture and it's associated structures are safe and fully operational. A licensed electrician should be appointed to repair/replace the light switches/power points as soon as possible.

Please engage a licensed electrician to further inspect the property for the repairs and replacements as required.



## 1.10

Location: Electrical - All Areas

Finding: Electrical - Defective electrical wiring and/or installations.  
At the time of the inspection we noted that electrical installation items are not compliant with the electrical regulations AS3000-2007 and each picture attached is an electrical installation defect.

We recommend that the purchaser engages a licensed electrical contractor to check compliance and make good any defective wiring or unsafe items throughout the entire property including the outbuildings etc.

A Certificate of Electrical Safety is required for all electrical works and repairs performed to this property.

Electrical defects stated in this report below are only items that we have visually noticed in this brief inspection and are of importance for repair and are of a SAFETY CONCERN which require a qualified electrician for repairs.

-/// Whilst this is a limited inspection, we HIGHLY RECOMMEND further testing in accordance with the AS3000 testing procedures.

All the earthing to this property must be in accordance with AS3000 and we highly recommend further testing to the earthing system in its entirety.

We highly recommend that you engage a qualified electrician to further test the property's earthing system and that all the tests comply with AS3000 for all testing procedures of an electrical installation and its earthing components.

-/// There are old wires in the roof void area / subfloor area, that are still there, any old wiring that is not in use any longer MUST be taken out or all ends terminated, as it is unclear if the old damaged cables are in use or not.

This defect is from AS3000 and a qualified electrician must be engaged to determine these factors and comply with the above statement.

-/// It is suspected that elements of the electrical installation such as exterior power points , lights, etc are unprotected against external influences (e.g. environmental conditions). Electrical installations are required to comply with AS3000 and related Australian Standards.

At the time of inspection it was noted that the exterior electrical item or items are not sealed with a suitable UV rated exterior silicon or suitable sealant. This has the potential to allow water and/or moisture into the the item and cause an unsafe environment.

It is required to seal the exterior of the electrical items with a suitable UV rated sealant.

AS 3000 1.5.14 Protection against external influences

All parts of an electrical installation shall be designed to be adequately protected against damage that might reasonably be expected from environmental and other external influences to which the electrical installation may be exposed under the conditions of its use. These conditions would be those that would be expected

during normal operation.

-/// There are other various unsafe areas of electrical that do not comply with AS3000.  
Photos of defective areas are in the report.

-/// The kitchen make shift exhaust fan, does not comply with electrical safety standards and  
is a fire hazard.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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## 1.11

Location: Garage - Original

Finding: Unconventional Handyman Work - Demolition or Repairs Required  
This handyman work appears to have been completed to a substandard level and does not comply with regular building practices. Where handyman work is not completed satisfactorily, accelerated deterioration of the associated building elements is likely to occur and secondary defects to surrounding structures may develop.

It is highly recommended that the substandard work be demolished or rectified by professional services. Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.

In Addition

Reporting on Asbestos is outside the Scope of this Report. This suspected defect is highlighted as a caution ONLY and is ONLY a guide as asbestos inspections are outside the scope of pre-purchase inspection and reports.

We suspect, based on our experience in the building industry, that there is a higher risk of the identified building element containing asbestos ( ACM ).

Areas with the red arrows, have a high potential of containing asbestos ( ACM ). When a red arrow points at a tile for example, the asbestos material may be in the tile, the tile glue and/or the tile backing sheet.

As Asbestos Reporting is outside the scope of this report, we advise that you consider a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos.

In the interim, the client is advised to act with caution, especially when considering any damage to building materials general wear and tear renovations extensions demolition and general maintenance activities due to the suspected presence of Asbestos.

PLEASE NOTE : We are able to perform an Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. This inspection as noted above is outside the scope of this inspection but at request of the client we can perform the necessary inspection and take the samples to the laboratory to give you a comprehensive and definitive inspection report, with laboratory results.





## Major Defect – Inside

### **CEILINGS**

No evidence was found.

### **INTERNAL WALLS**

No evidence was found.

### **FLOORS**

## 2.12

Location: Floor Levels - All Areas

Finding: Flooring - Uneven / Defective

NOTE = We have added ONLY a few photos to demonstrate our process, however at the time of the inspection, we had taken floor levels through out the building.

### LIQUID DIGITAL ELECTRONIC FLOOR LEVELLING

THE PHOTOS WITH THE BLUE ARROWS INDICATE THE REFERENCE POINTS, WHICH DETERMINES IN MILLIMETRES IF THE OTHER LOCATIONS WITH RED ARROWS ARE HIGHER OR LOWER THEN THE REFERANCE POINT WITH THE BLUE ARROWS. THERE SHOULD NOT BE MORE THEN 10mm DIFFERENCE IN HEIGHT IN ANY ONE ROOM OR NOT MORE THEN 20mm ACROSS THE ENTIRE HOME AS PER Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

THIS PROPERTY INDICATES THAT THE FLOORING IS OUT OF LEVEL AS PER THE AUSTRALIAN STANDARDS - Australian Standard® Inspection of buildings, Part 1: Pre-purchase inspections— Residential buildings AS4349.1-2007.

It appears that the subfloor structure has been affected by movement of the foundations, often referred to as sinking or subsidence. a degree of movement is expected in subfloors over time, especially as environmental conditions change and buildings `settle` after construction, this degree of subfloor movement requires attention.

General subsidence is usually initiated by changes in soil moisture content. The most critical factor is identifying the specific causes, and identifying if this is a recurring or ongoing problem, or one that has been resolved by previous works in the past.

Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a Registered builder and/or a structural engineer to determine the required scope of works, which will then lead to a re-stumping company. This generally includes some form of underpinning, Re-Stumping in part or full or at best packing up to a maximum of 20mm with a non compressible product as well as addressing the underlying cause.

Consultation with a geotechnical engineer may also be necessary where changes to soil moisture content is apparent caused by large trees or tree may be in the area or inadequate drainage, fall of the land, damaged plumbing above ground or below ground, termite damage, wood rot, etc.

The internal flooring in areas is out of level and uneven. Uneven flooring is likely to indicate minor defects such as expected movement of the foundations of the property, but may also indicate subsidence of the associated subfloor stumps.

Whilst I have stated the above, there are other reasons why flooring can become out of level,

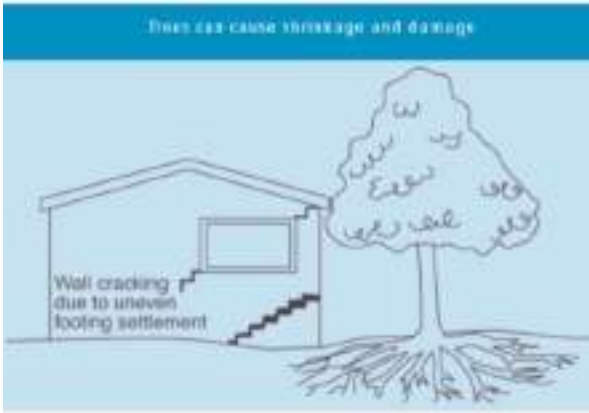
such as wood rot, termite damage, timber shrinking, etc, however generally speaking subsidence over a home is generally related to the foundations and/or stumps moving.

It is advised that the flooring be closely monitored to identify any further movement. Where flooring remains relatively unchanged for an extended period of time (i.e. several months or seasons ) it is likely that this defect has been caused by expected movement of the foundations of the property.

Where flooring has become uneven further, potentially invasive inspection of the subfloor structures and stumps in this area is required. In this case, works to repair are likely to be required, and would be carried out by a registered builder specialising or understanding the sub floor structure and the requirements of re-stumping.

A Registered Builder who is experienced in flooring, stumps and re-stumping would then generally carry out works or be associated with re-stumpers as advised by a Structural Engineer and/or a geotechnical engineer, if required.

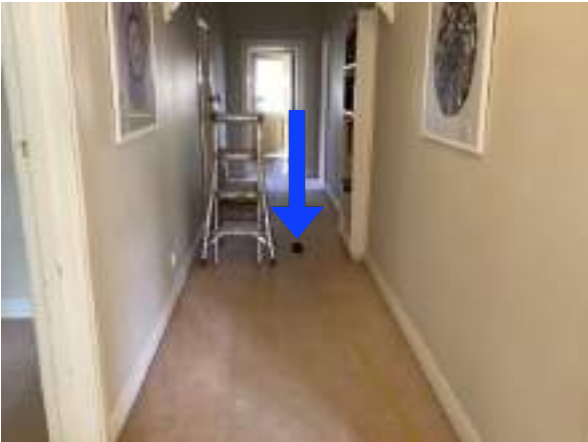
IMPORTANT TO NOTE : It will be important to note that the likely hood of cracking and movement to plaster, floor and wall tiles, doors requiring re-working, windows requiring re-working, kitchen cupboards, etc will be high once the home is jacked up and re-leveled to the correct height, the amount of repairs can be nothing to many areas. There will more then likely be the repairs of plaster, paint and the other repair concerns mentioned.



$d = 1.5h$  (single tree)  
 $d = 1.5h$  (group of trees)  
 $d = 2.0h$  (row of 4 or more trees)

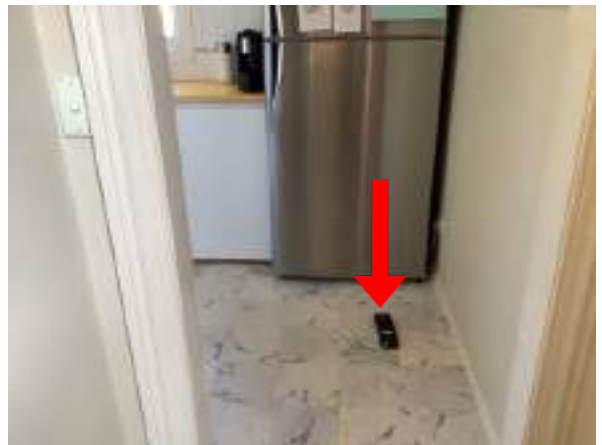


GENERAL SITUATIONS OF SOIL CLASSIFICATION	
Tree	Soil class
1	Tree and adjacent area with little or no ground movement from moisture changes
2	Slightly moisture rich area with only slight ground movement from moisture changes
3a	Moderately moisture rich soil with slight to moderate ground movement from moisture changes
3b	Slightly moisture rich soil with no significant ground movement from moisture changes
4	Extremely moisture rich soil with significant ground movement from moisture changes
5 to 7	Clayed soils
8	Over-saturated soils with little or no ground movement from moisture changes, but with significant ground movement from other causes, such as shrinkage or swelling













## 2.13

Location: Subfloor

Finding: Concrete - Cancer

The structure appears to be in a state of decline. Evidence of the damage indicates that there is advanced corrosion to the metal elements and the concrete that encases the metal reinforcement is degraded.

We recommend an assessment by a Structural Engineer particularly and we also strongly recommend further assessment prior to purchasing the property.

Concrete cancer is the common term used to describe a number of factors which cause concrete construction to deteriorate. Generally, water penetration causes the concrete reinforcement to rust and expand, creating stresses on the surrounding concrete and in turn causing it to spall (or break away). Alternatively, if the cement component is too alkaline, reactions with the general atmosphere occurs and star-shaped cracks appear which allow rainwater to penetrate. Concrete cancer may also originate from poor original water proofing.

In some instances, repairs are possible; however, repair works will generally involve extensive works, including removal of affected concrete and the treatment or replacement of any exposed steel. Some injection of resins or special mortars may also be possible, however this depends on the size and extent of consequent damage.

Ultimately, the cause of the concrete cancer (e.g. poor water proofing) must also be addressed, otherwise the problem is likely to recur. Treatment of concrete cancer can be expensive and, left unmanaged, the problem is likely to worsen over time, potentially leading to the development of major structural defects or safety hazards.

The client is advised to exercise caution and to prepare for the potential cost of remedial and / or replacement works.

As noted above once again a structural engineer should be appointed to provide estimates on the required works.

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 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
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### **INTERNAL JOINERY (e.g. doors, staircase, windows and all other woodwork, etc)**

No evidence was found.

### **BUILT-IN FITTINGS (built in kitchen and other fittings, not including the appliances)**

No evidence was found.

### **BATHROOM FITTINGS**

No evidence was found.

### **OTHER INSIDE DETAIL (e.g. fireplaces, chimney breasts and the outside of flues)**

## 2.14

Location: Dining room

Finding: Plaster Cracking / Timber - Damage Category 3 - Repair Required (5mm-15mm or a grouping or cluster of cracks of 3mm or more)  
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in many more areas throughout the property.

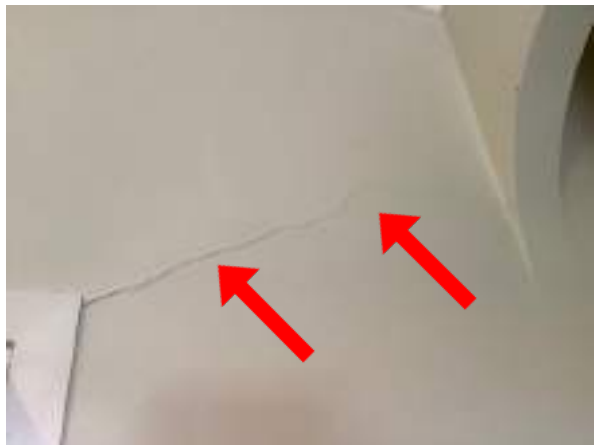
Cracks of this type are likely to have been caused by minor, expected movement of building elements, but may also have a structural cause that is more significant. Cracking of this degree may result in doors and windows sticking or jamming, but may have more serious implications, such as fracturing service pipes. Weather tightness (the ability to resist rain and wind) is also often impaired, creating potential for the development of secondary defects.

A crack of this size may be repaired. However, these repairs may also include further works, such as easement of associated window and door frames that are jamming, as well as more extensive filling, sanding and/or repainting.

It is highly recommended to gain quotations on repair and restoration works that are required. Always contact your building inspector should cracks widen, lengthen or become more numerous.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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**ROOF SPACE**

## 2.15

Location: Chimney Brickwork

Finding: Brickwork - Deteriorated mortar  
Mortar, or 'bedding', is the material which fills joins and intersections between bricks in masonry walls and structures. Sections of mortar in this brickwork were identified as having deteriorated, which is generally expected for a property of this age and condition.

Mortar may deteriorate as a result of age of building materials, minor movement of bricks, or frequent exposure to weathering. Mortar should be replaced to ensure that bricks remain in their intended location and to prevent gaps, which would allow water or moisture ingress and secondary damage as a result.

Mortar deterioration can be addressed by a bricklayer where areas of deterioration are localised and easily accessible. Alternatively, appointment of a registered builder is advised, to repoint large areas of decaying mortar. Where secondary structural defects have become evident, consultation with a structural engineer may be required.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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**SUBFLOOR SPACE**

## 2.16

Location: Subfloor

Finding: DAMP & WET LEAK  
WITHOUT FURTHER INVASIVE INVESTIGATIONS BY A PLUMBER, BUILDER AND OR  
STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, A COMPLETE  
ANALYSIS WILL NOT ALWAYS BE DETERMINED.

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Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to termite / timber pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.

IN ADDITION.

Damp or wet conditions are generally a direct result of poor drainage an active leak or poor ventilation (or a combination of the three). Dry conditions should be maintained to prevent secondary building defects from developing.

If left unattended damp or wet conditions may have many consequences including the development of fungal decay and/or wood rot as well as providing an environment that may be conducive to termite or timber pest attack.

A qualified plumber should be appointed immediately to identify the cause of the excessive moisture in order to prevent further damage. The water leak should be resolved prior to any repairs of the damaged area which may require localised replacement of building materials



and refinishing.

Once the cause is rectified further determinations may be required by a BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
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## 2.17

Location: Subfloor

Finding: Damp - Rising  
WITHOUT FURTHER INVASIVE INVESTIGATIONS BY A PLUMBER, BUILDER AND OR  
STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, A COMPLETE  
ANALYSIS WILL NOT ALWAYS BE DETERMINED.

### DAMP RISING:

Rising damp describes the upward movement of water in low sections of building elements (e.g. walls) by capillary action - the movement of water through porous materials such as bricks, sandstone or mortar.

Rising damp is generally managed by the installation of a damp proof course during construction. A Damp Proof Course (DPC) is an impermeable barrier at the base of the wall above ground level. However, many 19th Century buildings have no damp course installed, or the materials have failed. The DPC may have been omitted as a consequence of poor workmanship, or it may have been bridged where materials built up against the side of the house allow moisture ingress above the DPC level.

Left unmanaged, rising damp can lead to health problems resulting from mould growth and can have major implications on affected building elements, including wall finishes like paint and plasterwork.

The first step in addressing rising damp is to diagnose the cause. The identified cause should be addressed first before addressing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a PLUMBER, BUILDER AND OR STRUCTURAL ENGINEER AND SOMETIMES A GEOTECHNICAL ENGINEER, and also more then likely a structural engineer is advised immediately to identify the cause of the damp and perform remedial works as required.

ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.



# Major Defect - Outside

## EXTERNAL WALLS

### 2.18

Location: External Timber Work

Finding: Wood Rot

This building element shows evidence of wood rot. Wood rot, also known as Fungal Decay, occurs when timbers and other cellulose building materials are exposed to damp conditions on an ongoing basis. This could be the result of exposure to weathering over a prolonged period of time, or the attraction of excessive moisture from other abutting building materials. Contributing factors also include poor air ventilation in the area.

Wood rot is often associated with general damp problems and is evidenced by a `musty` smell or mould and mildew occurring on surfaces. If left unmanaged, damp conditions can lead to further health problems and the decay of timbers will continue.

Early intervention and regular maintenance, particularly of exterior timbers, will prolong the useful life of these building elements. Prior to any works being performed, the cause of the moisture that has created the visible wood rot should be identified and addressed in a suitable manner. Replacement of affected timbers may then be a necessary step in protecting surrounding building elements from such deterioration.

A qualified plumber / builder may be appointed to assess the cause of excessive moisture and to provide advice on any remedial works as required.

A qualified carpenter and/or registered builder may also be required to replace affected building materials.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.



## 2.19

Location: External Timber Work

Finding: Weatherboards - Rotting

It is important to note that some areas of the weather boards may look ok, however upon close investigations there are many areas where the timbers are rotted under the paint. The external weatherboards show signs of fungal decay (wood rot) in several sections. This wood rot is suspected to have developed over a prolonged period of time due to frequent weather exposure, which is expected in a property of this age and condition

Weatherboards are sealed and protected by paint and other sealants. When these sealants deteriorate over time, they allow water penetration to the weatherboards, causing wood rot. If left unmanaged, the wood rot is likely to develop further, possibly necessitating major repair or replacement works in the long-term future.

To maintain the condition of the external wall cladding, any severely affected weatherboards should be substituted as soon as possible with pre-treated replacements. Where weatherboards have rotted due to excessive moisture other than rain penetration, the cause of the moisture should be identified immediately by a licensed plumber. A qualified carpenter should be appointed to repair and replace rotting weatherboards.

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 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
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## **WINDOWS**

No evidence was found.

## **EXTERNAL DOORS (including patio doors)**

No evidence was found.

## **PLATFORMS (including verandahs, patios, decks and the like)**

No evidence was found.

## **OTHER EXTERNAL PRIMARY ELEMENTS**

No evidence was found.

## **OTHER EXTERNAL SECONDARY & FINISHING ELEMENTS**

No evidence was found.

## **ROOF EXTERIOR (including roof covering, penetrations, flashings)**

No evidence was found.

## **RAINWATER GOODS**

No evidence was found.

**THE GROUNDS**

No evidence was found.

**WALLS AND FENCES**

No evidence was found.

**OUTBUILDINGS**

**2.20**

Location: External Concrete Areas & Garage, Etc

Finding: Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)  
Gaps in the slab were identified in external concrete paving. Gaps in the slab are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Where gaps in the concrete paving are adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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Minor Defect

### 3.21

Location: All Areas - Various

Finding: Building Materials, Hardware - Worn / Aged and/or Damaged.  
 Photos of the Building Materials, are in the photos attached.  
 This may have been caused by water damage, moisture and/or general wear and tear.  
 We highly recommend replacement or repair ( which ever is appropriate and cost effective )  
 of the items as per the photos attached.

Pre-Purchase Inspections DO NOT require us to note in the reports Worn / Aged and/or Damaged materials and repairs are generally at the owners discretion.  
 Items like worn and damaged kitchens, door handles, damaged floor tiles, painting, etc, again is at the owners discretion.  
 Items like cracked glass mirrors, cracked glass windows and windows not operation smoothly are defects that should be repaired by the appropriate trades.

It is IMPERATIVE that you engage registered and qualified trades and at the end of there works they must supply certificates, such as an electrical safety certificate, plumbing and gas certificate if the works are electrical or plumbing, but for items such as damaged door handles, painting an experienced carpenter or handyman can sometimes be engaged.









### 3.22

Location: All Areas - Various

Finding: Sub Standard Workmanship or Incomplete.

These Defects are of Sub Standard Workmanship or Incomplete and not finished to a tradesmens like manner.

Please discuss these items with your Building Consultant who performed the inspection and report to discuss and clarify.

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The installation of these building elements appear to have been completed to a substandard level of workmanship or is incomplete and does not comply with regular building practices or are just visually displeasing.

Unfinished and substandard building works are likely to degrade more quickly and may create potential for secondary defects to associated building elements and surrounding structures, also the workmanship is VERY displeasing to the eye.

Generally substandard repairs or installation are related to poor workmanship, the use of inappropriate materials, or a failure to complete installation to a suitable standard.

Where installation is substandard and/or incomplete, the client should contact the responsible trade to undertake rectification works, which are advised as soon as possible.

The appropriate tradesperson or specialist should be appointed to complete the various items for repair and organise the appropriate QUALIFIED trades to repair and complete the works to illiminate or reduce further deterioration / disfunction.





### 3.23

Location: All Paint Internal Areas

Finding: Paint & Plaster Defects To Doors, Architraves, Walls & Ceilings, ETC.  
It appears that the building has had a re paint or at least painted in areas.  
There is the possibility that some or many cracks in the plaster or solid plaster may have been covered up and/or repaired, due to the selling of the home ?  
There is always the possibility that the cracks in part or full will come back if the repairs have not been professionally done AND/OR the home has movement and/or subsidence continuing to the property.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work were noted to the internal walls / ceilings and/or architraves as per the photos attached at the time of inspection.

While these minor defects are detracting from the overall appearance of the affected building element, they do not indicate any operational or structural damage.  
This degree of surface damage is consistent with general damage, accidents, movement and wear and tear.

These type of minor defects are appearance cosmetics but they can also lead to the development of secondary building defects over time.

Incomplete areas of paint finish, holes in plaster, exposes the area to moisture, potentially accelerating the deterioration of underlying building materials especially in wet areas such as laundrys and bathrooms.

Superficial scuff marks, damaged plaster, holes in walls,missing paint,sub-standard paint work should be sanded back, filled, levelled and painted, as applicable. Where inadequate or missing protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

A painting contractor,builder, plasterer and/or suitable handy person may be appointed to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration.

Wet areas are the main areas that MUST have SUFFICIENT paint coverage to the walls, ceilings and timber work as moisture can deteriorate the areas.







### 3.24

Location: Bathroom

Finding: Silicon / Caulking To All Wet Area Junctions - Missing or Damaged.  
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

Different materials and floor areas move at different rates, generally causing cracking to grout at this point.

A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

A flexible sealant/silicon and tile mortar should be applied to affected areas to prevent any subsequent water damage that is likely to occur.

Regular maintenance and replacement of damaged or missing sealant and tile mortar is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of the building in the areas required as water damage is one of the main defects in a building that causes the most damage and without sealant and tile grout always being perfect, secondary defects or secondary damages can start instantly.

Whilst in some of the areas there is sealant/silicon , it has become apparent that the sealant has deteriorated and/or is just missing.

Whilst in some of the tile mortar is perfect , it has become apparent that the tile mortar has deteriorated and/or is just missing in other areas.

A sealant specialist, tiling contractor and/or registered builder should be appointed to assess any damage caused by water to the entire internal, sub-floor, walls etc of the building and clean, take off old sealant and tile mortar, then re-seal and re-mortar these works as soon as possible.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
EXAMPLES as a GUIDE.  
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### 3.25

Location: Bathroom

Finding: Water Staining - Damaged Materials.  
Water staining was evident in this area or areas at the time of inspection.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.





### 3.26

Location: Bathroom

Finding: Door - Binding / Jamming / Out Of Level  
Binding, Jamming and/or Out Of Level Doors is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where door binding/jamming/out of level appears to indicate major structural issues, a registered builder specialising in re-stumping / re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

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### 3.27

Location: Bathroom

Finding: Toilet Pan - Loose

At the time of inspection it was noted that the toilet pan is loose and unstable, this has the potential to create a secondary defect , with plumbing connections / pipes and / or sewage pipes becoming loose and/or broken.

If left unmanaged, the toilet pan could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

It is highly recommended that a qualified plumber take a look at the toilet , so to determine if there are any other problems and/or concerns with water flow and/or damaged plumbing due to the movement over time.

It is recommended that the toilet pan be refixed to the floor with concrete , fixing screws or silicone and/or a combination of two elements of fixing mentioned .

Works are to be carried out by a licensed plumbing contractor.



### 3.28

Location: Entry Hallway

Finding: Door - Binding / Jamming / Out Of Level  
Binding, Jamming and/or Out Of Level Doors is evident during standard operation.

This defect inhibits the functionality of the affected door as well as creating potential for secondary defects to associated building elements, such as damage to the floor covering.

A door that binds to flooring or to the associated door frame may have several causes, ranging from minor defects, such as poor installation of the door or deteriorated hinges, through to major structural issues, such as damage and/or subsidence ( sinking ) to subfloor structures.

Where door binding/jamming/out of level appears to indicate major structural issues, a registered builder specialising in re-stumping / re-stumping company or concrete slab subsidence expert should be appointed to provide an estimate on the cost of rectification.

For minor causes, a qualified carpenter or general handyperson should be appointed to perform minor rectification works at client discretion.

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### 3.29

Location: Bedroom 1

Finding: Plaster & Timber Cracking - Damage Category 2 - Noticeable (up to 5mm)  
Whilst we may have a photo of damaged paint, or a minor plaster cracking, etc, there may be many more paint/plaster defects and plaster cracking in other areas throughout the property.

Noticeable cracks are a common occurrence as a result of many primary defects. Such causes may include age, general wear and tear, expected building movement, general expansion/contraction of building materials in different weather conditions, and/or minor failings in the installation or application of building materials.

Noticeable cracks may result in minor sticking or jamming of associated doors and windows, which require easement. However, noticeable cracks are easily filled and repaired. A plasterer can be consulted to install an expansion joint at this point to allow for this movement during different weather conditions.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous. Additionally, your building inspector should also be contacted if associated building elements such as doors and windows become more difficult to operate over time.

Relevant tradespeople, such as carpenters, painters and plasterers, should be appointed to perform remedial works, as deemed necessary.

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### 3.30

Location: Bedroom 1

Finding: Plaster Ceiling - Water Damage / Water Staining  
Water damage to the ceiling lining is generally an indication of excessive moisture being present in the roof void, usually via a leak to the roof covering.

Where water damage is evident to the ceiling, the primary requirement is to identify and rectify the source of the leak. A roofing plumber should be appointed as soon as possible to identify the leak and perform rectification works as necessary, ensuring the water damage is restricted.

Once the leak is repaired, consultation with relevant tradespeople, including plasterers and painters, is advised. Rectification works may include replacement of ceiling lining or minor repainting, depending on the extent of the damage.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion.



3.31

Location: Kitchen

Finding: Tiles - Drummy

Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing.

Drummy tiles may also be contributed to tiles cracking and what is important is to determine the cause of the cracking, which may be related to the subfloor structure, typical wear and tear and/or poor workmanship

The cause of the tiles cracking must be determined and repaired otherwise the same defect will occur.

Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage.

Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

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### 3.32

Location: Kitchen

Finding: Silicon / Caulking To All Wet Area Junctions and Tile Grouting - Missing or Damaged.  
It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

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### 3.33

Location: Kitchen

Finding: Cabinetry - Loose hinges / Re-adjustment  
Several cupboard / wardrobe doors are not level and detract from the operational state of the cabinetry and doors.  
Upon further inspection, it was noted that the hinges to the cupboard doors have deteriorated or just need adjustment. This as a result over time that they have just come loose or deteriorated from their original fixing.

To improve operation of the affected doors, a general handyman / cabinetmaker/ carpenter may be appointed to replace the faulty hinges and/or adjust .

Such works should be completed at the discretion of the client, but we do recommend repairs so that there is no further damages to the existing cabinets or cupboards.





### 3.34

Location: Kitchen

Finding: Water Staining - Damaged Materials.  
Water staining was evident in this area or areas at the time of inspection.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

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Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.





### 3.35

Location: Laundry

Finding: Silicon / Caulking To All Wet Area Junctions - Missing or Damaged.

It was noted on inspection that sealant and/or tile grout is missing, damaged or inadequate to the tiled wet areas. This may include floor edges, kitchen benches/splashbacks, vanities, bath tub edges, shower areas to the floor and wall tiles, laundry's and all other areas subjected to water or moisture.

Sealant and/or tile grout where missing, damaged or inadequate to the tiled wet areas allows the water to penetrate into the walls and floors which can cause much damage, to the affect were the damage may become a secondary defect and create a conducive environment for termites and/or cause rotting to the timber studs, floor joists and bearers or plaster etc, especially in showers, baths, laundry and the like

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### 3.36

Location: Laundry

Finding: Water Staining - Damaged Materials.  
Water staining was evident in this area or areas at the time of inspection.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

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Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.





### 3.37

Location: Dining room

Finding: Door - Striker plate misaligned - Not latching  
The striker plate to this door appears to have become misaligned & not latching during operation at the time of inspection and has consequently resulted in the door's operation being compromised.

This is a common defect and is expected in a property of this age, whether being due to substandard installation or general deterioration of the door hardware and sometimes also the associated hinges

Readjustment of the striker plate and/or hinges is recommended at client discretion.

A qualified carpenter or general handyperson may be appointed to perform rectification works as necessary, at client discretion.  
If left unattended, further functional impairment is likely to occur.



### 3.38

Location: Closets / Wardrobes

Finding: Water Staining - Damaged Materials.  
Water staining was evident in this area or areas at the time of inspection.

Water staining indicates that surfaces have been exposed to excessive moisture / water over time. The minerals and other elements in the water lead to staining, which may graduate to corrosion and deterioration if left unmanaged.

Water staining can be indicative of more serious defects, such as plaster damage that has become detached from its fixings and become dangerous not just cosmetic, wood rot, mould, conducive environment for termites and damage to other types of building materials that are concealed or not concealed by other building elements.

Water staining can cause minor damages such as paint staining, timber discolouration, etc or water staining can lead to more serious major structural defects.

It is important to identify the cause of water staining and STOP FURTHER DETERIORATION by the appropriate tradesperson.

Where water staining is active, a licensed plumber or appropriate trade must be consulted to identify the cause of the staining and to provide advice on any reparation works that may be required.

Replacement of any broken or damaged structures is advised in particular if the damage has caused secondary defects that have compromised the building structure or safety of any persons.

Conversely, where water staining is old and inactive, affected building materials may be repaired or replaced at client discretion only if the damage is cosmetic though.

It is important to identify the correct professional to perform these works, pending on each situation on how minor or major it has become.





### 3.39

Location: Roof Space

Finding: Insulation - Inadequate / Missing

Lower Roof Space Area, Upon inspection of the roof void it was noted that there is a lack of adequate insulation and/or missing insulation.

Insufficient insulation will result in a comparatively higher cost to heat and cool a property as there is a lack of Insulation (or uneven coverage of insulation) which works as a barrier to heat transfer. This helps to keep out unwanted heat in summer and preserves warmth inside your home in winter. It can also help soundproof your home from unwanted airborne noise transfer.

Example - Where there is a gap in coverage totaling 5% there is a potential for up to 50% of the energy efficiency to escape.

The level of insulation in the property does not meet current Australian Standards. Installation of adequate insulation is required and should be conducted as soon as possible.

Caution should be exercised when accessing the roof void. Do not attempt to stand on the framework to the underside of the trusses and be aware there is a potential for electric shock if contact is made with exposed or faulty electrical wiring.

Installation of adequate insulation is required according to Australian Standards and should be conducted as soon as possible.







### 3.40

Location: External Areas

Finding: Stormwater drain - Not connected - Damaged.

The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

This has the potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking.

It is highly recommended that a plumber be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

If secondary damages have accrued we highly recommend that you engage a structural engineer and/or a registered builder for remedial works.

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 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
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### 3.41

Location: External Areas

Finding: Rusted / Corroded - Building Materials

This building element shows evidence of rusting and corrosion, which is likely to have developed as a result of excessive exposure to moisture.

As surface rust provides no protection to the underlying iron, the deteriorating condition is likely to worsen if not addressed in the short-term future.

Where possible, the use of galvanised (treated) metals or aluminium coated metals aid in rust prevention, as does regular general maintenance. Rust formation can be controlled with coatings, such as paint, that isolate the iron from the environment.

Rusting and corrosion should be managed by ideally removing or limiting the affected surface from exposure to moisture.

A registered builder may be appointed to replace any building elements that have been severely affected by rust or water damage.



### 3.42

Location: Exterior - Perimeter Of Building

Finding: Drainage - Inadequate

Water pooling near foundations and footings is a serious concern with the potential to adversely impact on the longevity of the dwelling. The Building Code of Australia (BCA) outlines that the soil or concrete must be graded away from the dwelling at a minimum of 50mm over 1m (1:50 fall).

The site drainage in this area was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements, such as foundation subsidence, brickwork cracking, windows and doors moving, concrete paths cracking, etc.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls of the building. Downpipes should not disgorge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains.

Ground levels may need to be lowered or re-levelled.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required or more serious remedial works.

This has the potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking as already mentioned above.

It is highly recommended that a plumber be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

If secondary damages have accrued we highly recommend that you engage a structural engineer and/or a registered builder for remedial works.

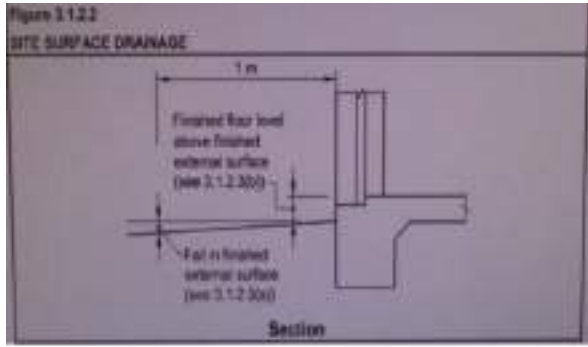
A qualified plumber and/or builder should be appointed to further inspect the property and perform any remedial works as necessary.

Water damage and secondary defects are likely to occur if left unmanaged.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

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### 3.43

Location: External Timber Work

Finding: Timber, exposed to weather / External painting deteriorated  
 Much of the external paint work including but not limited to windows, fascias, guttering, veranda and other external fitments have been neglected and require attention to prepare and re paint.  
 External timbers that are frequently exposed to harsh weather conditions require adequate protection ( paint ) in order to maintain their condition. Where timbers have not been painted or treated adequately, general deterioration is likely to occur at an accelerated rate.

Also

Whilst incomplete or missing paint finish is generally an appearance defect, it can also lead to the development of secondary building defects over time. Incomplete areas of paint finish exposes the area to moisture, potentially accelerating the deterioration of underlying building materials.

Degraded paint finishes should be sanded back, filled, leveled and painted, as applicable. Where inadequate or missing paint protection has led to the deterioration of the associated building element, repair and/or replacement of this building element may be required.

If left unattended, replacement of these timbers is likely to be necessary in the short-term future. Adequate treatment of these timbers is required as soon as possible by a painting contractor should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may perform these works.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.









### 3.44

Location: All Exterior Roof Areas

Finding: Roof Sheetting, Flashing & Gutters - Rusted or Corroded

The roof plumbing has areas of rust and corrosion. It is suspected that this has been caused by blockages, resulting in pooling or standing water, that have prematurely rusted elements of the roof plumbing or sometimes just age combined with premature excess water is also a factor.

Rusted roof plumbing will generally develop holes and leaks that can affect other building elements with poor drainage of storm water. Poorly drained roof areas will also lead to damp conditions surrounding the base perimeter of the building which, if left unmanaged, can lead to a range of secondary building defects, such as timber rott to the roof framing, etc.

Repair and/or replacement of rusted roof plumbing is highly required in order to reinstate the roof drainage system to a fully operational level. To further maintain these areas, gutters should be cleaned frequently, allowing the avoidance of any partial blockages.

A licensed plumber or specialist roof restoration company should be appointed to undertake these works. It is advised that such works be completed as soon as possible to prevent any further damage and deterioration.

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### 3.45

Location: Front Meter

Finding: Tap Leaking

The tap in this area was found to be leaking at the time of inspection. This is a common defect that is consistent with general ageing of the building element. However, it may be indicative of substandard plumbing workmanship if the tap is relatively new.

While this defect only seems minor, if left unmanaged, it is likely to result in the development of rust, water damage and/or extensive water usage.

It is advised that a handyman or licensed plumber be appointed to perform remedial works on the affected tap. Such works should be performed prior to the development of secondary defects to ensure adequate functionality of all associated building elements.



# Section E - Timber pest report

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The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

## Timber pest attack

### **ACTIVE (LIVE) TERMITES**

Important Note. As a delay may exist between the time of an attack and the appearance of telltale signs associated with an attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

No evidence was found.

### **SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL**

No evidence was found.

### **TERMITE WORKINGS AND/OR DAMAGE**

## 1.01

Location: The Site

Finding: Identification Procedures Designed To Help identify Termite Activity - Timber Pest Damage  
Identification Procedures Designed To Help identify Termite Activity - Timber Pest Damage

All areas accessible of the dwelling are checked with particular attention paid to the wet areas which were closely assessed to check for excessive levels of moisture and temperature anomalies.

In attempt to identify the presence of hidden timber pest activity , a variety of techniques are adopted to identify irregularities including, a moisture meter and temperature digital meter assessments for comparison analysis , sounding of timber elements using a device called a "donga" visual assessments of materials affected by moisture or signs of deformity , trails and bridging constructed by termites , irregular and regular shaped holes in timber elements indicating pest destruction.

Termite activity generates high temperatures and this contract is grounds for further investigation.

The moisture content variation was quite low and within the acceptable range of 5% to 15% .

Temperature variations were all identified under 25 degrees which is consistent with normal range for building elements in these conditions.

At the time of the inspection there was evidence of ( timber pest ) damage / activity and visually accessible timber damage caused by termites and / or timber pest.

The levels of moisture in all areas were found to be in the normal range.

As all areas are not able to be inspected due obstructions and limitations, we therefore can not rule out the possibility of concealed timber pest activity.

Wall paneling, wall paper, carpet and fixed cabinetry can obscure termite activity.

Please Note :

NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.

The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation,

timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.



## PREVIOUS TERMITE MANAGEMENT PROGRAM

No evidence was found.

## CHEMICAL DELIGNIFICATION

No evidence was found.

## **FUNGAL DECAY**

No evidence was found.

## **WOOD BORERS**

## 1.02

Location: The Site

Finding: Timber Pest - Damage Identified.

It is suspected that timber pest activity is occurring or has occurred as there appears to be evidence of timber pest damage.

Damage caused by timber pests found in termite and timber pest areas is considered a defect if the termite management system is not installed in accordance with the BCA / NCC and relevant Australian Standards.

Despite no live termite or timber pest activity being identified, previous timber pest damage was found in these areas.

Such damage creates a potential safety hazard, and is likely to worsen and cause further damage to adjoining building materials.

If left unattended, this damage creates an unsafe environment and is likely to lead to the need for major structural works.

A building contractor should be appointed immediately to advise on options to prevent further damage and repair all affected building materials. Until such time, caution should be taken by all people coming into contact with these building elements and this area.

The application of a post-construction chemical termite barrier or other termite / timber pest treatments is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.

A durable notice should be placed in the switchboard unit to indicate current termite barriers. At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.

We HIGHLY RECOMMEND the client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application.

It is recommended that obtaining such advice be a short-term priority.

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 -----  
 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
 -----  
 -----

Please Note :

NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.



The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.

It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.

The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.

I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





## **FREQUENCY OF FUTURE INSPECTIONS**

The next inspection to help detect termite attack is recommended in:

Important Note. Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

## Conditions conducive to timber pest attack

### **LACK OF ADEQUATE SUBFLOOR VENTILATION**

No evidence was found.

### **THE PRESENCE OF EXCESSIVE MOISTURE**

## 2.03

Location: External Areas

Finding: Stormwater drain - Not connected - Damaged.

The roof plumbing is not adequately connected to stormwater drainage on the site. This disconnection negatively impacts the functional capacity of the roof plumbing.

Where roof plumbing doesn't drain adequately, the area at the base perimeter can become excessively damp, potentially creating an environment that is susceptible to rust and corrosion of surrounding building elements, as well as attracting termites and other pests.

This has the potential for foundation subsidence and/or secondary damages such as structural defects such as brick movement / cracking.

It is highly recommended that a plumber be appointed to further inspect the area and to install / repair adequate drainage equipment where necessary.

If secondary damages have accrued we highly recommend that you engage a structural engineer and/or a registered builder for remedial works.

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 -----  
 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
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## 2.04

Location: All Garden Areas

Finding: Garden Beds - Conditions Conducive to Termites  
 Garden beds were found to be evident in areas of garden areas.  
 These garden beds can include untreated timber, bark, excessive old vegetation and with a combination of moisture from watering hosing can make conditions very conducive to termite activity and termite ingress.  
 It is always important to keep the garden beds as clean as possible and take out excess old bark from the trees, leaves and keep bark mulch to a minimum or better introduce rocks or some item that does not create an conducive environment for termites and hold excess moisture.

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 -----  
 ALL AREAS should be checked carefully for this defect and attached are a few PHOTO  
 EXAMPLES as a GUIDE.  
 -----  
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## 2.05

Location: All Garden Areas

Finding: Garden Plants - Overgrown .

At the time of the inspection it was found that the plants are overgrown and close to the exterior building.

This has the effect to create a conducive environment for termites and restricts visual contact to the weep holes in the event that termites create a barrier into the property.

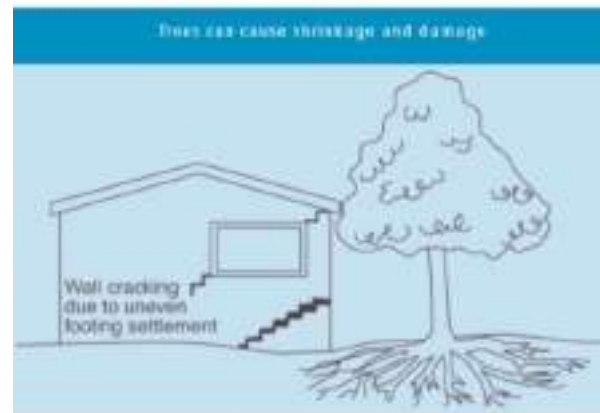
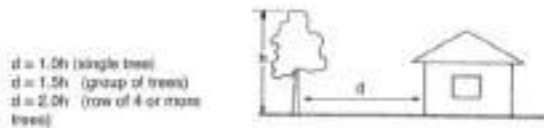
It is highly recommended that the plants be trimmed and/or moved away from the immediate area of the perimeter building...

The property is a high risk for termites as the environments to the property are very conducive with many susceptible areas.

As noted above, I can not stress how important it is to severely reduce the trees, vegetation, timber and other debris and all other items not only around the home but to the entire property as a matter of urgency.

It is impossible to identify all areas for termites, timber pest and timber pest damage.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.



GENERAL DEFINITIONS OF SOIL CRACKS	
Class	Description
A	Very small cracks, less than 1mm up to ground level, no structural damage
B	Slightly larger cracks, up to 3mm, slight structural damage
C	Mediumly larger cracks, up to 5mm, slight structural damage, ground movement from soil shrinkage
D	Slightly larger cracks, up to 10mm, slight structural damage, ground movement from soil shrinkage
E	Large cracks, up to 15mm, significant structural damage, ground movement from soil shrinkage
F	Very large cracks, up to 20mm, significant structural damage, ground movement from soil shrinkage
G	Cracks over 20mm, significant structural damage, ground movement from soil shrinkage
H	Cracks over 20mm, significant structural damage, ground movement from soil shrinkage



## 2.06

Location: All Exterior Roof Areas

Finding: Gutters - Requiring Clean Up And Removal Of Vegetation.

Gutters are a critical part of the building's management of storm water and rain. It is therefore important that they be kept clear to prevent secondary damage to associated building elements, including exterior and interior walls, ceiling linings and any adjoining building elements. Where gutters are blocked, pooling of rainwater is likely to occur, fast-tracking rust and corrosion of the roof plumbing elements.

Unclean Gutters prevent building elements from operating as intended, detracting from the overall function of the affected building elements. Additionally, the lack of general maintenance may lead to the development of more significant defects, such as damage to surrounding building materials.

Blockages should be removed and addressed promptly, as they will lead to the development of secondary building defects. The blockage should be removed as the primary rectification works. Secondly, check for any secondary or concealed damage, and then attempt to address the cause of the blockage to prevent recurrence or any water damage to associated structures.

Depending on the location of the blockage and the building elements affected, a licensed plumber may be required to perform necessary remedial works.

This type of environment creates a conducive environment for termites.

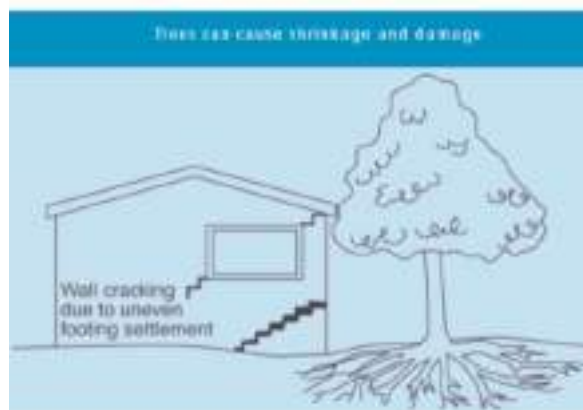
The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.

Immediate clean up is required.

-----  
ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.  
-----

GENERAL DEFINITIONS OF SOIL GRADES	
Class	Description
1	Very good soil with no visible signs of soil erosion or soil compaction
2	Slightly eroded soil with only slight signs of soil erosion or soil compaction
3	Moderately eroded soil with visible signs of soil erosion or soil compaction
4	Slightly eroded soil with visible signs of soil erosion or soil compaction
5	Extremely eroded soil with visible signs of soil erosion or soil compaction
6	Very poor soil with visible signs of soil erosion or soil compaction
7	Extremely poor soil with visible signs of soil erosion or soil compaction



$d = 1.0h$  (single tree)  
 $d = 1.5h$  (group of trees)  
 $d = 2.0h$  (row of 4 or more trees)



## 2.07

Location: Subfloor

Finding: Wet Areas, Moisture Present - Attract Termites.  
Excessive moisture can attract termites and produce conditions that promote termite attack fungal growth and wood decay as Termites are attracted to moisture.

Any areas of a home, for example bathrooms around showers with faulty silicon or caulking, moisture in cupboards from plumbing leaking, wood rotting, constant moisture to timbers, constant wet areas in or around the home all are just examples of areas that we call very conducive to termites and immediate action to keep these areas mentioned and all other areas to the inside and outside of a home and garden dry.

All wet areas must be taken care of to reduce the HIGH risk of termite attraction.

Excessive moisture is generally caused by deteriorated inadequate or missing roof drainage leaking plumbing pipes or fixtures poorly plumbed HWS overflows or condenser units and poor site drainage.

It is highly recommended that all plumbing and drainage fixtures and fittings be maintained regularly in order to prevent excessive moisture being present in the external / internal property.



## BRIDGING OR BREACHING OF TERMITE MANAGEMENT SYSTEMS AND INSPECTION ZONES

No evidence was found.

## UNTREATED OR NON-DURABLE TIMBER USED IN A HAZARDOUS ENVIRONMENT

No evidence was found.



## OTHER CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

### 2.08

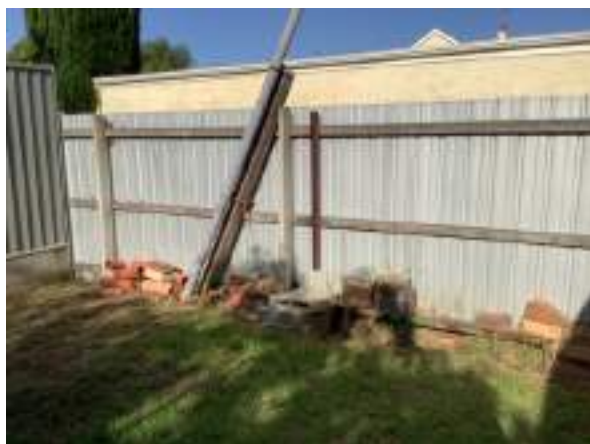
Location: The Site

Finding: Stored Timbers / Debris / Items - All Areas, Subfloor space or exterior external areas.  
The storing of timbers / debris / items in the subfloor space or around the external property increases the risk of termite activity being present, as they are likely to come into contact with weather conditions or excessive moisture where wood rot is likely to develop on timbers that are not treated, or where debris or items are stored

It is highly recommended that any stored timbers / debris or items be immediately removed from areas

It is highly recommended that any stored building materials or other materials be immediately removed from areas in which they may attract any termite / timber pest attack around the perimeter and/or sub floor areas of the dwelling and a re-inspection is carried out.

Minimisation of risk / prevention of termite attack is far more adequate than dealing with the presence of termite activity.





## Serious Safety Hazards

No evidence of Serious Safety Hazards were found

## Section F - Conclusion

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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

### Property Report

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

#### **Above average**

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

#### **Above average**

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

#### **Below average**

## Summary

**Note : The Australian Standards for prepurchase building inspections ( AS 4349.1-2007 ) does not require our inspections to cover items such as footings belowground, concrete slabs belowground, concealed plumbing, appliances such as air-conditioners, ovens and the like, carpet, quality of paint and typical paint defects, fixtures and fittings, mirrors and all other typical minor defects to the interior of the home and the exterior of the home including landscaping.**

**In saying the above, we are proud to say that we go over and above in our inspections & reports to provide information on certain items above or not listed for a better understanding of the property.**

**The condition of the building when compared to similar buildings of its type and similar age in the immediate area and/or other areas, appears to be in BETTER THAN AVERAGE condition - GOOD condition - AVERAGE condition - LESS THAN AVERAGE condition - EXCESSIVELY LESS THAN AVERAGE condition - EXCESSIVELY LESS THAN AVERAGE CONDITION, TO A POINT OF DILAPIDATED TO THE INTERNAL AND THE EXTERNAL OF THE PROPERTY.**

**There are a number of defects listed in this report which will require attention to rectify and comply with Australian Standards, to prevent further deterioration / damage to the property as listed in this report.**

Minor defects such as paint quality, plaster quality, damaged or worn items / materials can be repaired at your discretion, however minor defects such as caulking, silicon and water related damage should be repaired at your very earliest convenience to prevent and/or stop any damages or further damages. Major defects, major structural defects and safety hazards should all be attended to as a matter of urgency, to prevent further deterioration to the building and provide safety to yourself and all occupants that come with in the building and within the area of the building.

=====

**Please Note :**

**NO termites were detected at the time of the inspection, however timber pest damage WAS FOUND on the property and further information is in the report.**

**The home appears to NOT have a durable notice in the switchboard / meter box, meaning that it appears that there is NO termite protection that would have taken place on this property.**

**It is highly recommended that a Termite Chemical Barrier System and/or other suitable Termite Treatment with a preventative maintenance program be put in place.**

**The property is a EXTREMELY high risk for termites as the environments to the property are very conducive with many susceptible areas.**

**I can not stress how important it is to severely reduce and keep clean the trees, vegetation, timber and/or all other debris and all other items not only around the home but to the entire property as a matter of urgency to reduce the very high risk for termite activity and to keep the environment as low risk as possible for a conducive and susceptible area or areas for termites and timber pests.**

**It is impossible to identify all areas for termites, timber pest and timber pest damage.**

**Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.**

## Timber Pest Report

The following Timber Pest remediation actions are recommended:

1. Yes, as detailed in section E, treatment of Timber Pest Attack is required.
2. In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is recommended, see section E.
3. Yes, as detailed in section E, removal of Conditions Conducive to Timber Pest Attack is necessary.
4. Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended in .

## Section G - Important notes

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### Property Report - important note

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

### Timber Pest Report - risk management options

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical management system. However, AS 3660 stresses that subterranean termites can bridge or breach management systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this Inspection.

## Section H - Additional comments

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### IMPORTANT:

When you find this statement BELOW in the defects statements and/or findings in this report, it is important to further look for this item throughout the entire property for further areas of concern.

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ALL AREAS should be checked carefully for this defect and attached are a few PHOTO EXAMPLES as a GUIDE.

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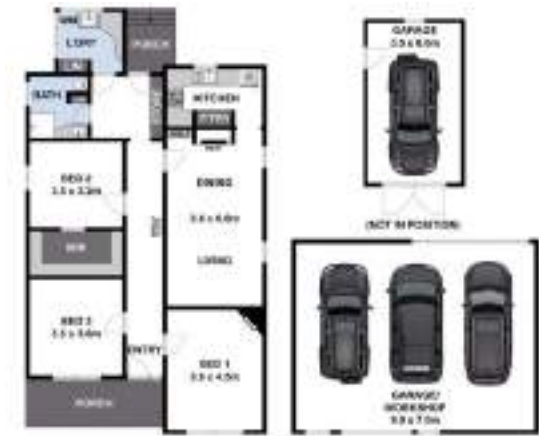
# Noted Items

## For your information

### 4.09

Location: The Site

Finding: General Site Photos & Compass  
General site photos and other areas of interest are provided for your general reference.





## 4.10

Location: The Site

Finding: Additional Photos - Obstructions and Limitations

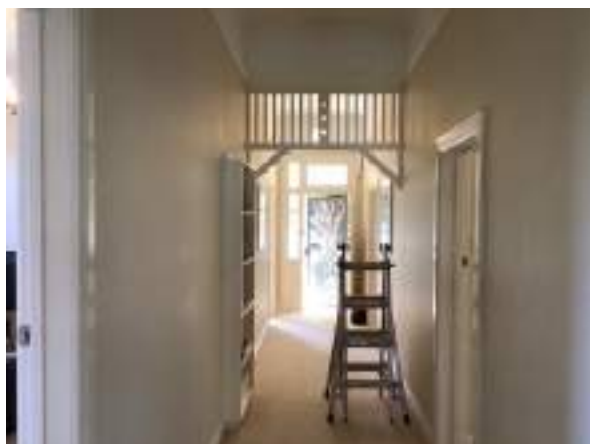
These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects such as minor defects , major defects , safety hazards , termite activity and conducive environments for termites but not limited to.

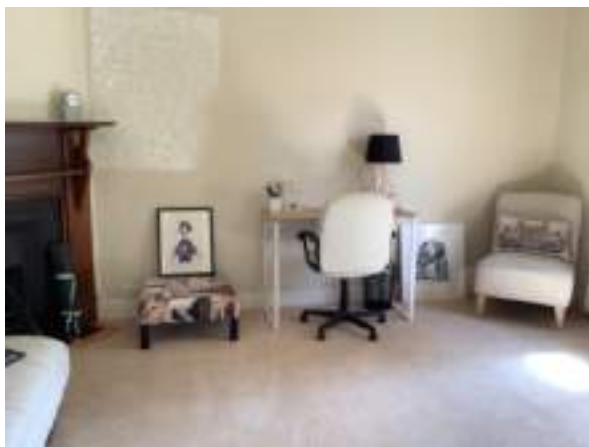
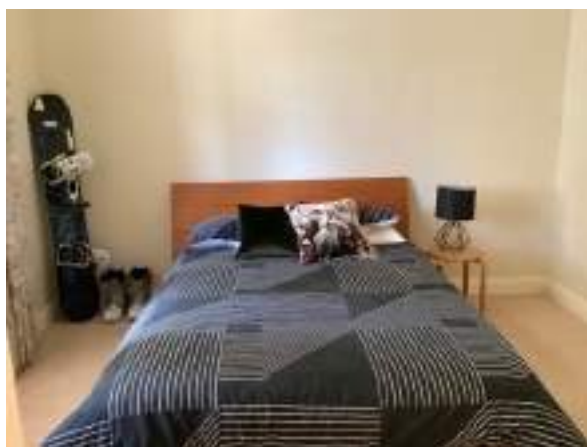
These obstructions should be removed to allow full inspection to be carried out.

Whilst we have taken many photos of the home and surroundings of the obstructions and limitations , we have just added a few photos in the report for you to understand the type of obstructions and limitations .

A re-inspection is recommended once the areas are made accessible.







## 4.11

Location: The Site

Finding: Electrical Polarity On The Electrical Installation And Power Point Tests.

Polarity Testing

What is electrical polarity?

Polarity in electrical terms refers to the Positive or Negative conductors within a d.c. circuit, or to the Line and Neutral conductor within an a.c. circuit.

What is a polarity test?

Since a.c. installations consist of a Live and a Neutral conductor, it is extremely important that these conductors are connected the right way around, within all electrical accessories such as wall sockets or plugs. To ensure this, polarity test is done at each relevant point.

The test instrument should indicate full voltage (230V) between Line-Neutral and Line-Earth conductors. No voltage should be detected between Neutral-Earth.

IN ADDITION FURTHER TESTS AS BELOW.

Electrical Polarity On The Electrical Installation And Power Point Tests.

1/ A polarity test , which tests that the Active , Neutral and Earth wires are connected correctly to the power point terminal connections.

This test clarifies that the electrical installation does have Active , Neutral and Earth as well as correct connections.

2/ Fault Loop Impedance Test , This test is done between Active Conductors and Earth. To test that the loop impedance is below the satisfactory standard.

So in short if there is a electrical fault ( in a appliance and/or faulty wiring) the safety switch will trip ( operate ) within the Australian Standards ( AS ) regulated interval.

3/ Safety Switch test to trip the safety switch at less then 30 milli amps was performed.

These tests all passed the AS 3000 requirement and exceptance level.







## 4.12

Location: The Site

Finding: Smoke Detectors Battery Replacement.  
This inspection DOES NOT test operation of smoke detectors .

Upon moving into a new property, it is highly recommended that the batteries to the smoke detectors all get replaced instantly.

Smoke detector batteries should be replaced every 12 months at a minimum.

It is highly recommended that replacement dates of the batteries be kept in a log book.

Also

Testing of smoke detectors is required monthly.



## 4.13

Location: Roof Space

Finding: Roof Void - Obstructions And Limitations-Insulation.

These photographs are an indication of the obstructions and limitations mainly the insulation which has impeded full inspection of the property at the time of inspection.

These obstructions can hide an array of defects, without removing the insulation it is impossible to rule out termite activity and/or termite damage and other undetectable issues.

The property is a very high risk for termites as the environments to the property are very conducive with many susceptible areas.

Please read the report carefully and Maintenance to all susceptible and conducive areas is a MUST to minimise the risk of termite and timber pest existence and timber damage.





## 4.14

Location: All Garden Areas

Finding: Garden trees and vegetation - Close to building.  
Trees and other vegetation can have a significant local effect on drying of soils. Over a number of years, especially during drought conditions, adjacent trees and vegetation may draw excessive moisture from the soils. The opposite may also occur, where swelling of the soil results when the trees decline or are removed.

As the cumulative moisture deficient is reversed, the surface level around the tree (and adjoining subfloor or concrete slab) will rise and expand laterally. This is often damaging to buildings unless the foundations have been strengthened or designed to cope with the effect.

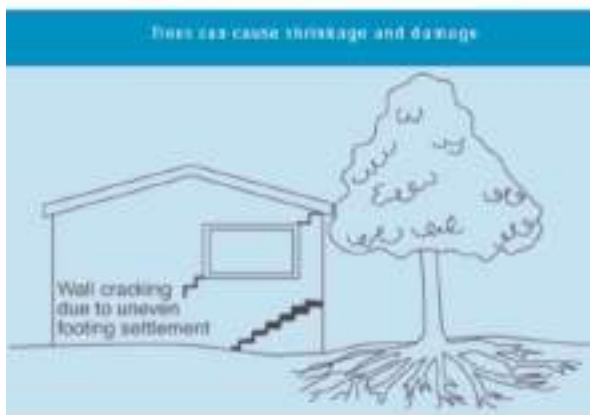
Subsidence can have complex and varying causes, which will influence the required remedial works. It is advised to begin by consulting a structural engineer to determine the required scope of works. This generally includes some form of underpinning, as well as addressing the underlying cause. Consultation with a geotechnical engineer may also be necessary.

A registered builder specialising in re-stumping / structural damage such as major brick cracking would then generally carry out works as advised by an Engineer and/or Geotechnical Engineer.

$d = 1.5h$  (single tree)  
 $d = 1.5h$  (group of trees)  
 $d = 2.0h$  (row of 4 or more trees)



GENERAL DEPARTURE OF SOIL COASTS	
Time	Soil Condition
1	Very wet and loose soil with high up to ground movement from surface change
2	Slightly wetter soil with high up to ground movement from surface change
3	Moderately wet soil with high up to ground movement from surface change
4	Slightly wetter soil with high up to ground movement from surface change
5	Generally wet soil with high up to ground movement from surface change
6 to 10	Wet soil
11	Very wet soil with high up to ground movement from surface change



## 4.15

Location: For Your Information To All Areas

Finding: Electrical - A further Electrical Invasive Inspection recommended.  
As we perform a VISUAL ELECTRICAL DEFECT INSPECTION.

It is highly recommended that an invasive electrical inspection take place by a qualified electrician as our inspection is Visual ONLY.

For example we highly recommend that further tests to determine that the main earthing system and the earthing to all metal fittings such as lights etc are all connected.

Upon any Electrical Installation or repairs a certificate of Electrical safety for prescribed or non-prescribed electrical installation work must be given to the owner of the building. (Electricity safety act 1998, Electricity safety (Installations) Regulations 2009)

## 4.16

Location: For Your Information To All Areas

Finding: Advice Summary / Special Notes  
This report contains a list of a number of defects that in our judgement require rectification.

### Scope

Our engagement is confined to that of a Building Consultant and not that of a Building Surveyor as defined in the Building Act, of 1993. Nor have we checked the title boundaries, location of any easements, boundary setbacks, room dimensions, height limitations and or datum's, glazing, alpine and bush-fire code compliance, or any other requirements that is the responsibility of the Relevant Building Surveyor, unless otherwise specifically noted within this report.

For your information



## 4.17

Location:	The Site
Finding:	<p>Termite Management System - NO evidence of installation</p> <p>The application of a post-construction chemical termite barrier and/or baiting stations or the like is highly recommended for all properties, particularly if live termite activity has been found on the site previously. Such barriers are highly effective in preventing termite attack on any timber building elements throughout the property.</p> <p>A durable notice should be placed in the switchboard unit to indicate current termite barriers.</p> <p>At the time of inspection, it appeared as though no termite management system has been installed, with no evidence to suggest preventative works taking place.</p> <p>The client may consider gaining further advice from a pest controller as to the costs and procedures involved with this application. It is recommended that obtaining such advice be a short-term priority.</p>



## Section I - Annexures to this report

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There are no annexures to this report

## Section J - Certification

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This document certifies that the property described in this Report has been inspected by the Building Consultant and Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' and Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

Name: Les Camilleri

Date of issue: 31 Jan 2020